Association in CGEWHO, NOIDA Phase-III Scheme

2161. SHRI RAMA SHANKER KAUSHIK: Will the Minister of URBAN DEVELOPMENT AND POVERTY ALLEVIATION be pleased to state:

(a) whether it is a fact that the Central Government Employees' Welfare Housing Organisation (CGEWHO) facilitates formation of the Resident's Welfare Association while handing over possession of Flats in the Projects constructed by it in its various Housing Schemes;

(b) if so, the details of the procedure adopted by it for formation of such associations;

(c) whether such an association would also be formed in NOIDA Phase-III Housing Scheme; and

(d) if so, what amount would be provided by the CGEWHO to the Association?

THE MINISTER OF STATE OF THE MINISTRY OF URBAN DEVELOPMENT AND POVERTY ALLEVIATION (SHRI BANDARU DATTATRAYA): (a) and (b) Yes, Sir. The procedure adopted is in Para 31 of Part B-CGEWHO Rules governing NOIDA Housing Schemes—Phase-III Statement (See below).

(c) and (d) Yes, Sir. 1.5% of the cost of flats in charged from the beneficiaries towards Apartment Owners' Association (AOA) charges and credited to the Apartment Owners' Association/Society, as and when formed as per the above rules (Statement).

Statement

Extract from CGEWHO rules NOIDA Housing Scheme—Phase-III (Part-B)para 31. Cooperative Society/Apartment Owners' Association

Beneficiaries of each Scheme would form a Cooperative Society/ Apartment Ownership Association under local laws governing such bodies. Every beneficiary will pay the Membership Fee for the Society/association. In addition, a sum equal to 1.5% of the final cost of the dwelling unit will be charged from each beneficiary and credited to the account of his

Society/Association, for its running expenses. The Society/Association, will administer the colony, look after it maintenance, attend to common property and provide guidelines for civic standards. The Society/ Association will be governed by its bye-laws.

Procedure & Obligations:

(a) Coinciding with or after completion of the project, CGEWHO will hold a General Body meeting of all the beneficiaries to elect the office-bearers of the proposed Apartment Owners' Association.

(b) Such elected *ad-hoc* committee, of the proposed Apartment Owners' Association, will aim at formally constituting the Association, including framing of its by-laws under the local laws governing such bodies, and register the same with the appropriate competent authorities.

(c) On completing the formalities regarding registration of the Association, the *ad-hoc* Committee would be required to convene a General Body meeting of all the beneficiaries to elect and constitute a regular Managing/Executive Committee.

(d)The duly elected *ad-hocCommittee* will take over all the common areas/services/facilities of the project within 6 months of its constitution—a period during which CGEWHO will maintain the residential complex and debit the actual maintenance expenses so incurred to the Apartment Owners' Association account.

(e) In case the *ad-hoclrequ\ax* Committee fails to take over the common services/facilities areas with in a further period of 4 months, the CGEWHO shall be at liberty to wind up its operations at site, including demobilising its manpower, leaving the complex in 'as is-where is' condition, at the discretion of the Chief Executive Officer, CGEWHO. However, during these 4 months period, though the CGEWHO shall maintain the complex at the cost of Apartment Owners' Association, it will charge an additional amount of Rs. 100/ per beneficiary per month for the services so provided which will be over and above the actual cost of maintenance and debit the same to the Apartment Owner's Association account, before handing over the balance of amount to it.

(f) while some amounts will be transferred to the *ad-hoc* Committee by the CGEWHO, for meeting day to day expenses, bulk of the AOA charges collected will be transferred to the regular Managing/Executive Committee only, on a formal request by the President/Secretary. However, no interest would be paid by the CGEWHO to the AOA, on the amounts collected from the beneficiaries towards AOA charges.

Poverty alleviation programmes for slum dwellers

2162. SHRI RAMACHANDRA KHUNTIA: Will the Minister of URBAN DEVELOPMENT AND POVERTY ALLEVIATION be pleased to state:

(a) whether Government are implementing the poverty alleviation programmes for the slum dwellers and urban poor; and

(b) whether Government have any scheme to cover the parents of all the identified child labour under these programmes?

THE MINISTER OF STATE OF THE MINISTRY OR URBAN DEVELOPMENT AND POVERTY ALLEVIATION (SHRI BANDARU DATTATRAYA): (a) The Ministry of Urban Development & Poverty Alleviation has been implementing Swarana Jayanti Shahari Rojgar Yojana (SJSRY), a Centrally sponsored urban poverty alleviation scheme, with effect from 1.12.1997 subsuming all previous programmes, for the benefit of urban poor, on all India basis, with a view to providing gainful employment to the urban unemployed or under-employed poor through, firstly, encouraging the setting up of self-employment ventures by those, who have studied upto 9th standard and secondly, by providing wage employment by utilising their labour for construction of socially and economically useful public assets. The scheme is funded in the ratio of 75:25 between the Centre and the States.

(b) There is no such Urban Poverty Alleviation Scheme to cover the parents of all the identified child labour.

STATEMENT BY MINISTER CORRECTING ANSWER TO QUESTION

स्वास्थ्य और परिवार कल्याण मंत्री तथा संसदीय कार्य मंत्री (श्रीमती सुषमा स्वराज) : महोदया, मैं "सी0जी0एच0एस0 पैनल में गैर-सरकारी अस्पताल" के संबंध में 8 दिसम्बर, 2003 को राज्य सभा में अताराकित प्रश्न 563 के दिए गए उत्तर के संशोधनार्थ एक विवरण (अंग्रेजी तथा हिन्दी में) सभा पटल पर रखती हूं।